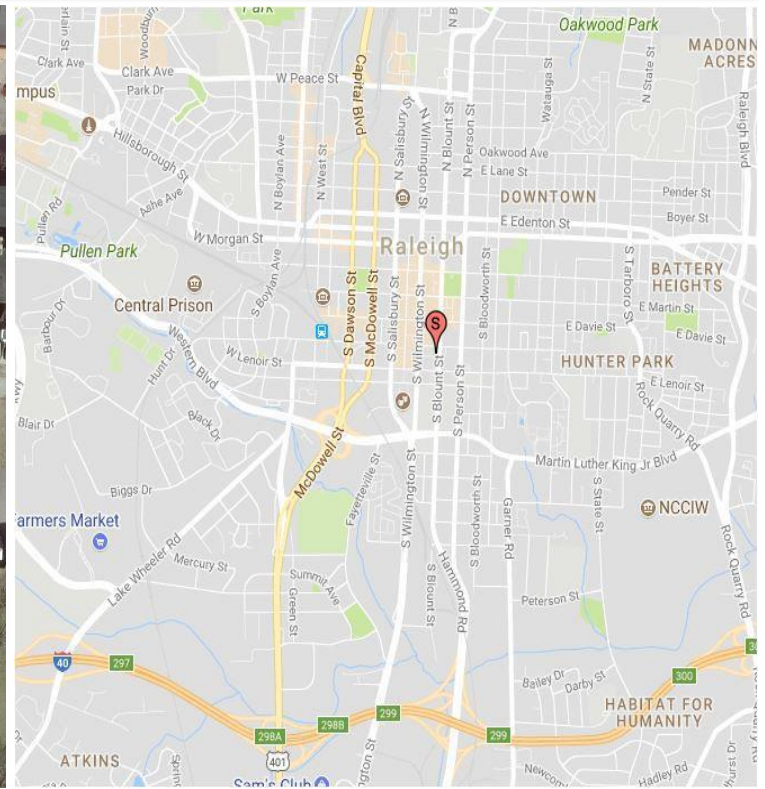




500. 508 & 510 South Blount Street

Raleigh, NC 27601

Suggested Bid (based on Nov 2017 appraisal): \$830,000



Site Description

The subject site is located on the southwest corner of E. Cabarrus Street and S. Blount Street. The characteristics of the site are summarized as follows:

Site Characteristics

Gross Land Area:	0.24 Acres or 10,325 SF
Usable Land %:	100.0%
Shape:	L-Shaped
Topography:	Gentle
Drainage:	Adequate
Grade:	At street grade
Utilities:	All available
Off-Site Improvements:	Sidewalks
Interior or Corner:	Corner
Signalized Intersection:	Yes: Traffic signal at the site that enhances access

Street Frontage / Access

Frontage Road

Street Name: South Blount Street
Street Type: 3-lane, paved, one-way
Frontage (Linear Ft.): 165.00
Number of Curb Cuts: 1
Traffic Count (Cars/Day): 17340

Secondary

East Cabarrus Street
2-lane, paved
40.00
1
3160

Flood Zone Data

Flood Map Panel/Number: 3720170300J
Flood Map Date: May 2, 2006
Flood Zone: Zone X

Zone X is the flood insurance rate zone that correspond to area outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

Site Area in Flood: 0%

Zoning Designation

Zoning Jurisdiction: City of Raleigh
Zoning Classification: DX-7-UG, Downtown Mixed Use, up to 7 stories, Urban General
Permitted Uses: Mixed-Use
Zoning Comments: DX is intended to provide for intense mixed-use development of the City's downtown area. Building height is restricted to 7 stories or 90 feet max. UG or Urban General is intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but higher street wall continuity is required in the-UL frontage.

Environmental Notes

See Notice of No Further Action Letter attached



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Beverly Eaves Perdue
Governor

Dexter R. Matthews
Director
January 6, 2010

Dee Freeman
Secretary

Gray
Mr. ~~Dennis~~ Pittman
City of Raleigh
P.O. Box 590
Raleigh, NC 27602

RE: Well Abandonment Record
Former Blount Street Service Station Property
500 South Blount Street
Raleigh, Wake County
Incident # 26404

Dear Mr. Pittman:

Attached is the letter from S&ME, Inc. regarding the monitor well abandonment action taken at the site property. This is the final correspondence you will be receiving from the UST Trust Fund Branch concerning this site.

Should you have any questions concerning this notice, please contact me at 919-733-1331.

Sincerely,

Mark Petermann, Hydrogeologist
UST Section - Trust Fund Branch

Attachment – S&ME letter dated December 23, 2009



North Carolina Department of Environment and Natural Resources

Division of Waste Management

Beverly Eaves Perdue
Governor

Dexter R. Matthews
Director

Dee Freeman
Secretary

April 17, 2009

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7006 1140 0002 6734 7394

Mr. Dennis Pittman
City of Raleigh
P.O. Box 590
Raleigh, NC 27602

RE: Notification of No Further Action and Notice of Residual Petroleum- Soil and Groundwater
15A NCAC 2L .0115(h)
Risk-based Assessment and Corrective Action for Petroleum Underground Storage Tanks
Former Blount Street Service Station Property
500 South Blount Street
Raleigh, Wake County
Incident # 26404
Low Risk Classification

Dear Mr. Pittman:

As you know, the referenced property is a site managed by the State Underground Storage Tank (UST) Trust Fund Branch, State-Lead Program (STL). Based on the closure report submitted to the Department by Geologix, Inc. on behalf of the City of Raleigh, four USTs were removed from the site property in 2003. There were 2- 2,000-gallon, one - 1,000-gallon, and one 275-gallon tank. According to the information provided to the Department, the property was used as a gas station until approximately 1980 when use of the USTs was ended. The property was used from 1981 to 1988 as a convenience store and parking lot. From 1988 to 2003, the property was used only as a parking lot. The City of Raleigh acquired the property in May 7, 2003. The USTs were removed October 11, 2003. The City of Raleigh intended to remove the tanks and contaminated soil, however, based on the extent of removal activities, removal of the contaminated soil was unfeasible. The site property was referred to the State lead program March 2004. Because of the documented presence of residual contamination at the site, the Department performed additional investigation including a receptor survey, soil and groundwater testing. Note the property is presently being used as a temporary office trailer location for construction activities taking place in the downtown City of Raleigh area.

The Underground Storage Tank (UST) Section of the Division of Waste Management has received four reports entitled; Receptor Survey, Soil Boring, Monitor Well Installation, and Groundwater Sampling report dated September 14, 2004, Groundwater Sampling report dated January 24, 2006, Monitoring Well Installation and groundwater Sampling report dated July 2006, and a US EPA Sampling Investigation report dated August 19, 2008. Residual soil contamination is present at levels above the State Action level for petroleum contaminated soils.

Groundwater testing has been conducted on several occasions. The most recent sampling was done by the US EPA in August 2008. Samples were obtained from selected wells located on the site property and submitted for laboratory analysis. The results showed several petroleum related compounds present at levels exceeding the State's 2 L water quality standard but below the UST Gross Contaminant Level (GCL) concentration for each reported compound property.

Based on information provided to date, the UST Section reclassified the risk of the site from high to low. The site risk was originally determined as high because of the presence of a City of Raleigh water supply well located approximately 800 to 900 feet to the northwest of the site property. The well is used only as an emergency water supply well. In addition, based on the investigations performed at the site property, groundwater flow across the site is to the southeast, in a direction opposite to that of the water supply well location. Based on the receptor survey performed, all users around the site property are supplied water by the City of Raleigh. Based on the information gathered, the UST Section has determined that no further action is warranted for this incident. This determination shall apply unless the UST Section later determines that the discharge or release poses an unacceptable risk or a potentially unacceptable risk to human health or the environment. Due to the fact that the residual soils and groundwater do not meet "unrestricted use" standards, meaning that contamination remains above North Carolina standards, a Notice of Residual Petroleum (NRP) has been placed on the deed (Book 013477, Page 00466) in accordance with G.S. 143B-279.9 and 279.11. The placing of the NRP closes this incident.

This notice simply states that there remain petroleum-contaminated soil and groundwater at the site. This notice can be removed at any time, by the State, when it can be shown that the contaminated soils and groundwater have been removed or have naturally attenuated to below the applicable standards.

Pursuant to 15A NCAC 2L .0115(e), you have a continuing obligation to notify the UST Section of any changes that you know of or should know of, that might affect the level of risk assigned to the discharge or release.

Should you have any questions concerning this notice, please contact Mark Petermann at 919-733-1331.

Sincerely,

A handwritten signature in black ink that reads "George C. Matthis, Jr." The signature is written in a cursive, flowing style.

George C. Matthis, Jr.
Trust Fund Branch Head

Attachment – Notice of Residual Petroleum (to addressee only)

cc: Raleigh Regional Office

Mr. J. Russell Allen, City Manager, City of Raleigh, 222 West Hargett Street, Raleigh, NC 27602

Mr. Tommy Esqueda, Wake County Department of Health, Environmental Services Division, P.O. Box 550,
Raleigh, NC 27602



North Carolina Department of Environment and Natural Resources

Division of Waste Management

Beverly Eaves Perdue
Governor

Dexter R. Matthews
Director

Dee Freeman
Secretary

February 16, 2009

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7006 1140 0002 6734 7325

Mr. Greg Pittman
City of Raleigh
P.O. Box 590
Raleigh, NC 27602

RE: Notification of No Further Action and Notice of Residual Petroleum- Soil and Groundwater
15A NCAC 2L .0115(h)
Risk-based Assessment and Corrective Action for Petroleum Underground Storage Tanks
Former Blount Street Service Station Property
500 South Blount Street
Raleigh, Wake County
Incident # 26404
Low Risk Classification

Dear Mr. Pittman:

As you know, the referenced property has been managed by the State Underground Storage Tank (UST) Trust Fund Branch, State-Lead Program (STL). Based on the closure report submitted to the Department by GeoLogix, Inc., on behalf of the City of Raleigh, four USTs were removed from the site property in 2003. There were two - 2,000-gallon, one - 1,000-gallon, and one 275-gallon tanks. According to the information available to the Department, the property was used as a gas station until approximately 1980 when use of the USTs was ended. The property was used from 1981 to 1988 as a convenience store and parking lot. From 1988 to 2003, the property was used only as a parking lot. The City of Raleigh acquired the property in May 7, 2003. The USTs were removed October 11, 2003. The City of Raleigh intended to remove the tanks and contaminated soil, however, based on the extent of the situation encountered, removal of the contaminated soil was not feasible. The site property was referred to the State Lead program March 2004. Because of the documented presence of residual contamination at the site, the Department performed additional investigation including a receptor survey, soil, and groundwater testing. Note the property is presently being used as a temporary office trailer location for construction activities taking place in the downtown City of Raleigh area.

The Underground Storage Tank (UST) Section of the Division of Waste Management has received four reports entitled; Receptor Survey, Soil Boring, Monitor Well Installation, and Groundwater Sampling report dated September 14, 2004, Groundwater Sampling report dated January 24, 2006, Monitoring Well Installation and Groundwater Sampling report dated July 2006, and a US EPA Sampling Investigation report dated August 19, 2008. Residual soil contamination is present at levels above the State Action level for petroleum contaminated soils.

UST Section: 1637 Mail Service Center, Raleigh, North Carolina 27699-1637
Phone: 919-733-8486 \ Fax: 919-733-9413 \ Internet: www.wastenotnc.org

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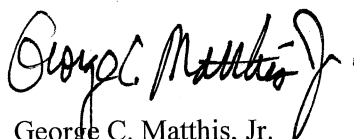
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Based on information provided to date, the UST Section reclassified the risk of the site from high to low. The site risk was originally determined as a "high risk" because of a City of Raleigh backup water supply well located approximately 800 to 900 feet to the northwest of the site property. The well is used only as an emergency water supply well. The immediate area around the site property is primarily commercial/industrial with residential land use at a distance further from the property. In addition, based on the investigations performed at the site property, groundwater flow across the site is to the southeast, in a direction opposite to that of the water supply well location. Based on the receptor survey performed, all users around the site property are supplied water by the City of Raleigh. Based on the information gathered, the UST Section has determined that no further action is warranted for this incident. This determination shall apply unless the UST Section later determines that the discharge or release poses an unacceptable risk or a potentially unacceptable risk to human health or the environment. Due to the fact that residual soils and groundwater do not meet "unrestricted use" standards, meaning that contamination remains above soil and groundwater standards, a Notice of Residual Petroleum will need to be placed on the deed. The placing of a Notice of Residual Petroleum on the deed to the property can close this incident. This notice simply states that there remain petroleum-contaminated soils and groundwater at the site. This notice can be removed at any time, by the State, when it can be shown that the contaminated soils and groundwater have been removed or have naturally attenuated to below the applicable standards. The UST Section can place this notice for you without a cost to you. While permission is not required, the UST Section would like concurrence with you, as the landowner, prior to the placing of the notice. Responding in writing within 30 days of receipt this letter is all that is needed on your part.

Pursuant to 15A NCAC 2L .0115(e), you have a continuing obligation to notify the UST Section of any changes that you know of or should know of, that might affect the level of risk assigned to the discharge or release.

Should you have any questions concerning this notice, please contact Mark Petermann at 919/33-1331.

Sincerely,



George C. Matthis, Jr.
Trust Fund Branch Head

cc: Mark Powers – Raleigh Regional Office